

Sector footprint for:

Care Sector



Working with customers to develop cost-effective and value managed solutions that will save them money and deliver the right product on time.

Understanding our customers and the service they provide

We start by ensuring we understand the quality and type of care that is to be provided and the operation requirements of the building. Understanding the customer's business model also allows us to develop the brief as part of the development team.

Incorporating best practise in interpreting regulatory requirements

In addition to understanding our customer's business plan we also interpret and incorporate compliance with regulatory authorities in developing the design. Our specialist pre-construction teams are fully conversant with Planning legislation, Care Quality Commission (CQC) standards, Building Regulations and environmental standards such as BREEAM and CfSH. By establishing all these parameters at the earliest possible stage we can mitigate or remove any risk or uncertainty at the earliest possible stage of the process.

Alternative finance models

We have developed models for finance with investors that include development leases with option to purchase. These models can be explored further with our care team.

We are able to provide the full development service if required by the customer

Using our network of contacts we identify sites that match are customers requirements. Our development services then extend to:

- Site acquisition
- Feasibility and business case
- Sourcing of investment and development finance
- Design management
- Planning applications
- Programme management and delivery
- Aftercare and ongoing life cycle

Providing a full suite of property services

Our services extend beyond development and include:

- New build
- Extensions and alterations
- Refurbishment
- Painting and maintenance

Reducing energy costs

We are also able to provide energy reduction services that will save considerable running costs in terms of energy consumption to both new and existing care facilities. From a simple survey of the current building condition and energy use we can quickly propose cost effective measure to improve the building fabrics thermal insulation qualities and improve the mechanical and electrical services performance. In some circumstances these measure can bring additional income or be eligible for funding.

“Our Service is tailored to meet our customer’s specific needs and requirements.”

Christopher Seddon

We are delighted to work with a number of clients with very different approaches including:

- Barchester Healthcare
- Four Season Healthcare
- Health and Social Care Partnerships
- Abbey healthcare
- Sanctuary Housing group
- Anchor Trust
- CLS
- Plus Dane Housing
- Gracewell Healthcare





Providing early financial certainty to customers and funders using our innovatively designed fully functional care home for under £50k per bed space*.

We have developed and a fully functional care home from under £50k / bed space (excluding FF&E). This model represents a cellular configuration of care home components providing flexibility to suit site characteristics and individual client requirements.

From a baseline specification:

- Compliant with Care Quality Commission (CQC) standards
- L, T, H-block or other layout
- Secure bedroom wings off a central core with own day space.
- Appropriate bedroom configuration relative to optimum staffing ratios (1:4 / 1:5)
- 45 sq.m / bed space
- 13.5 sq m useable space in bedrooms plus en-suite
- In excess of 4.1 sq.m day space per bedroom
- Service suite comprising well equipped commercial kitchen & laundry
- Utilises optimum renewable solutions to achieve building regulations and reduce energy consumption
- NBS specification
- Designed in BIM to assist with buildability, ease of operation and maintenance
- Non-institutional and domestic in scale / appearance

* Excluding loose Furniture Fittings and Equipment (FF&E), land and legal fees.

By selecting Seddon you will gain from our 25 years of experience building care facilities across the UK.

Our expertise includes the following care needs:

- Nursing Homes
- Residential care
- Dementia care
- Extra care and supported living
- Learning disabilities
- Brain injury
- Challenging behaviour
- Mental health
- Palliative Care
- Short term respite care



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